



Figure LU-9 Neighborhoods





## LAND USE AND URBAN DESIGN ELEMENT

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TABLE LU-1  
NEIGHBORHOODS AND NEIGHBORHOOD PLANS

Neighborhood	Related Community Plan	Latest Date of Community Plan Adoption	Community Plan Adoption Resolution(s)
Airport	None	NA	NA
Alessandro Heights	Arlington Heights	June 1979	13688
Arlanza	Arlanza La Sierra	August 1978	13514
Arlington	Arlington	January 2001	19858
Arlington Heights	Arlington Heights	June 1979	13688
Arlington South	Arlington	January 2001	19858
Canyon Crest	None	NA	NA
Casa Blanca	Casa Blanca	May 1988	16806
Downtown	Downtown	March 1983	14933 Superceded by 2002 Downtown Specific Plan
Eastside	Eastside	May 1974	12333
Grand	None	NA	NA
Hawarden Hills	None	NA	NA
Hunter Industrial Park	None	NA	NA
La Sierra	Arlanza La Sierra	August 1978	13514
La Sierra Acres	Arlanza La Sierra	August 1978	13514
La Sierra Hills	Arlanza La Sierra	August 1978	13514
La Sierra South	Arlanza La Sierra	August 1978	13514
Magnolia Center	Magnolia Center	September 1994	18572; previously incor- porated as part of 1994 General Plan update
Mission Grove	None	NA	NA
Northside	Northside	July 1991	17796



# LAND USE AND URBAN DESIGN ELEMENT

TABLE LU-1  
NEIGHBORHOODS AND NEIGHBORHOOD PLANS

Neighborhood	Related Community Plan	Latest Date of Community Plan Adoption	Community Plan Adoption Resolution(s)
Orangethree	None	NA	NA
Presidential Park	None	NA	NA
Ramona	None	NA	NA
Sycamore Canyon Park	None	NA	NA
Sycamore Canyon/ Canyon Springs	None	NA	NA
University	University	December 1986	16328
Victoria	None	NA	NA
Wood Streets	None	NA	NA





TABLE LU-2  
ADOPTED SPECIFIC PLANS

Specific Plan	Applicable Neighborhood(s)	Date of Specific Plan Adoption	Adoption Resolution Number
Canyon Springs	Sycamore Canyon/Canyon Springs	January 1984	15249
Downtown	Downtown	December 2002	20323
Hawarden Hills <sup>1</sup>	Hawarden Hills & Canyon Crest	April 1977	13073
Hunter Business Park	Hunter Industrial Park	April 1988	16792
La Sierra	La Sierra South	July 1991	17797
La Sierra University	La Sierra	March 1997	19057
Mission Grove	Mission Grove	June 1985	15772
Orangecrest	Orangecrest	August 1985	15886
Rancho La Sierra	La Sierra Acres	January 1996	18846
Riverside Auto Center	Presidential Park	October 1990	17614
Riverside Marketplace	Eastside	May 1991	17762
Sycamore Canyon	Sycamore Canyon Park	October 1985	15914
Sycamore Canyon Business Park	Sycamore Canyon Business Park	April 1984	15328
Sycamore Highlands	Sycamore Canyon Business Park/Canyon Springs	November 1990	17625
University Avenue	Eastside, University	January 1993	18169
Victoria Avenue <sup>2</sup>	Arlington Heights, Arlington South, Casa Blanca, Hawarden Hills, La Sierra South, Victoria	May 1972	11878

<sup>1</sup>The Hawarden Hills Specific Plan is rescinded as part of this General Plan.

<sup>2</sup>The Victoria Avenue Specific Plan is rescinded as part of this General Plan.



## LAND USE AND URBAN DESIGN ELEMENT

Arlanza, La Sierra and Arlington, will by necessity have many neighborhood-specific objectives and policies. Other neighborhoods are more uniform and/or more fixed in character, and relatively little land use change is anticipated over the planning period. These neighborhoods, like Grand, Hawarden Hills and Canyon Crest, have only a few neighborhood-specific objectives and policies not because they are not important, but because relatively little change is envisioned.

Over the years, the City has adopted a number of Specific Plans, a few of which have boundaries coterminous with neighborhood boundaries. Under State law, specific plans provide detailed land use and infrastructure plans and policies for a certain geographic area. Specific plans must be consistent with a community's General Plan. Table LU-2 (Adopted Specific Plans) lists specific plans the City has adopted as of 2004, and notes which neighborhoods are involved. These specific plans remain in effect for each of the affected areas unless repealed by the City Council. As part of this General Plan update, the Hawarden Hills and Victoria Avenue Specific Plans have been repealed.

Immediately below are “global” objectives and policies for all Riverside’s neighborhoods followed by objectives and policies individually crafted each of Riverside’s neighborhoods.

**Objective LU-2830:** Establish Riverside’s neighborhoods as the fundamental building blocks of the overall community, utilizing Neighborhood and Specific Plans to provide a more detailed design and policy direction for development projects located in particular neighborhoods.

Policy LU-2830.1: Periodically review the organization of Riverside’s neighborhoods.

Policy LU-2830.2: Ensure that every neighborhood has a unique community image that is incorporated and reflected in all public facilities, streetscapes, signage and entryways proposed for each neighborhood.

Policy LU-2830.3: Ensure that the distinct character of each of Riverside’s neighborhoods is respected and reflected in all new development, especially infill development.



~~Policy LU-28.4:~~ ~~Adhere to the following minimum property size standards for the listed land uses when conversion from residential use is proposed:~~

- ~~—————> Office or commercial uses – 20,000 square feet and 100 feet of frontage on the arterial street serving the site; a minimum lot size of no less than 12,000 square feet may be acceptable upon making findings that the existing character of the area makes a smaller site size appropriate for adaptive reuse.~~
- ~~—————> Industrial or business park uses – 40,000 square feet and 100 feet of frontage on the primary street serving the site.~~
- ~~—————> Mixed use development – 80,000 square feet and 150 feet of frontage on the primary street serving the site.~~

Policy LU-28.5<sup>30.4</sup>: Promote the placement of historic structures on in-fill lots in neighborhoods with designated historic districts.

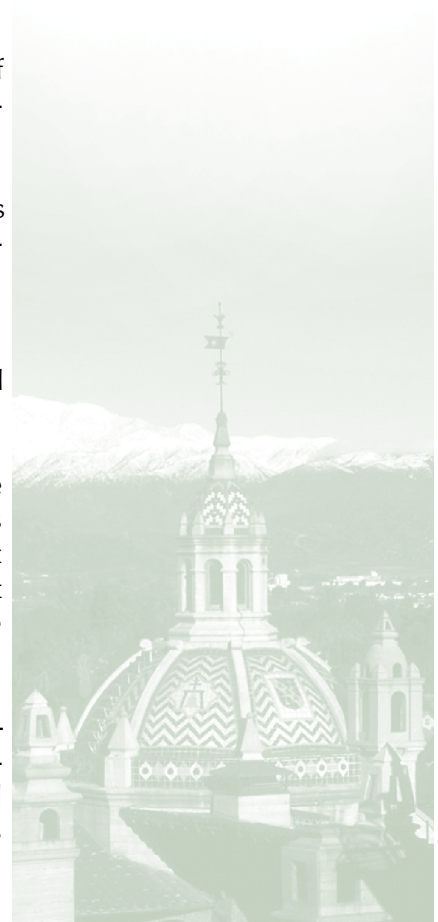
Policy LU-28.6<sup>30.5</sup>: Rescind all existing Community Plans as part of this General Plan and replace with the Neighborhood Plans provided in this General Plan.

Policy LU-28.7<sup>30.6</sup>: Apply the policies of these Neighborhood Plans to future development within the Neighborhood in addition to the policies contained in other sections of this General Plan.

Policy LU-28.8<sup>30.7</sup>: Establish a program to systematically update all of the City's Neighborhood Plans.

Policy LU-28.9<sup>30.8</sup>: Develop/amend Neighborhood Plans with the participation of residents and property owners of the affected area and with the involvement of other community organizations or interest groups the City finds to be affected by the Neighborhood Plan.

Policy LU-28.10<sup>30.9</sup>: Interpret, apply or impose the development restrictions, conditions and/or standards of an approved Specific Plan in addition to those found in this General Plan. When a conflict exists between the Specific Plan and the General Plan the Specific Plan shall prevail.







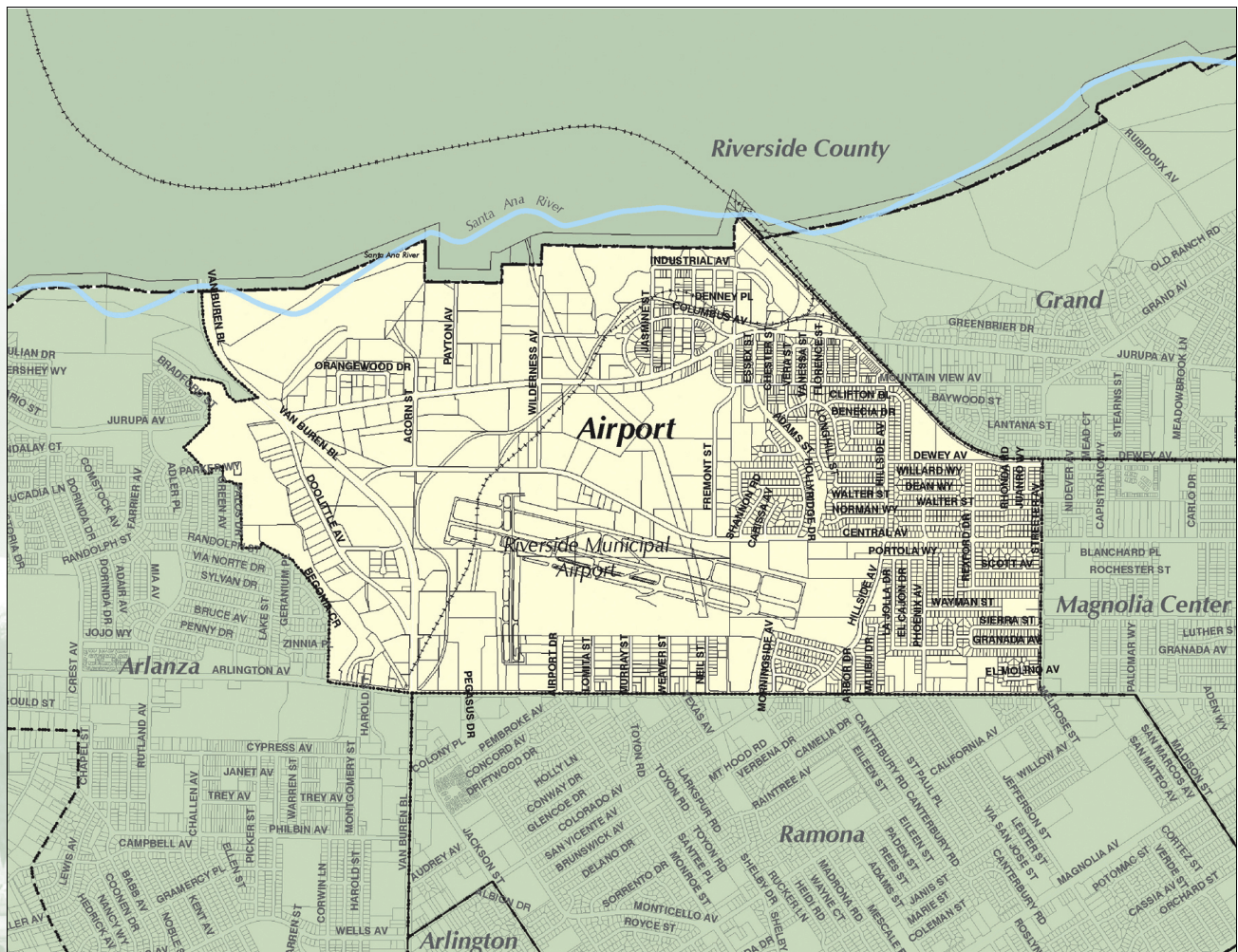
## LAND USE AND URBAN DESIGN ELEMENT

Policy LU-28.11~~30.10~~: Rescind the Victoria Avenue and Hawarden Hills Specific Plans as part of this General Plan.

*Refer to the complete discussion of Land Use Designations in this Element under "Land Use Designations."*

This Plan introduces several new Land Use Designations as a partial means of implementing the citywide objectives and policies already discussed and the neighborhood-specific objectives and policies starting below. These designations reflect objectives and policies of the Land Use and Circulation Elements. The designations also provide specific descriptions of the type and intensity of development allowed at particular locations. The Land Use Policy Map in Figure (LU-9~~10~~) identifies how the designations apply in neighborhoods throughout the City.

### AIRPORT



**Airport**



Figure LU-10 - Land Use Policy Map (CPC Recommended General Plan)





## LAND USE AND URBAN DESIGN ELEMENT



Figure LU - 10 (Staff Recommended General Plan)





The Airport Neighborhood abuts the Santa Ana River, with Arlington Avenue forming the southern boundary and Van Buren Boulevard and Central and Jurupa Avenues representing the major roadways traversing the area. Van Buren Boulevard serves as a northern gateway into Riverside across the Santa Ana River.

Riverside Municipal Airport, owned and operated by the City of Riverside since 1953, is the neighborhood's dominant feature. The Airport was once imagined to grow to a substantial scale - and indeed, is comparable in site size and runway length to John Wayne Airport in Orange County. Instead, the Airport fulfills an important niche in providing private general aviation services, housing the Riverside Police Department's Aviation Unit and hosting occasional military use (usually helicopter flights associated with the region's military bases).

The objectives and policies listed below are specific to the Airport Neighborhood. In addition, the Citywide objectives and policies in this Element are also applicable, as are all other City development Codes, Ordinances and development standards.

**Objective LU-2931:** Attract high quality, job-producing businesses to the industrial areas surrounding the Airport.

Policy LU-2931.1: Target industries that would benefit from proximity to the Airport.

**Objective LU-3032:** Preserve existing residential areas within the Airport Neighborhood.

Policy LU-3032.1: Reduce the impacts of existing and future aviation-related uses to the extent possible.

## ALESSANDRO HEIGHTS

Located in the south-central part of the City, the Alessandro Heights neighborhood is known for its three major arroyos (Alessandro, Prenda and Woodcrest), hilly terrain and other natural features. To preserve the area's natural beauty, only very-low-density residential uses have been permitted; the majority of land in the area had been designated as Estate Residential and Hillside Residential.

Most of the Alessandro Heights neighborhood was included in the 1979 Arlington Heights Community Plan. Although the Community Plan has been superseded by this and the previous General Plan

*For additional information and Objectives and Policies affecting the Airport Neighborhood see the following:*

*"Santa Ana River" - LU-1, LU-2 and OS-7.*

*"Van Buren Boulevard" - LU-15 and CCM-1.4.*

*"Relationship to Nearby Airports" - LU-2422 and LU-2223.*

*"Airports" - CCM-11.*

*"Air Transportation" - PS-4.*

*"Minimizing Noise Impacts" - N-2.*

*For additional information and Objectives and Policies affecting the Alessandro Heights Neighborhood see the following:*

*"Hillsides" - LU-3 and LU-4.*

*"Arroyos" - LU-5.*

*"Overlook Parkway" - LU-17 and CCM-4.*

*"Relationship to Nearby Airports" - LU-2422 and LU-2223.*

*"Airports" - CCM-11.*

*"Air Transportation" - PS-4.*

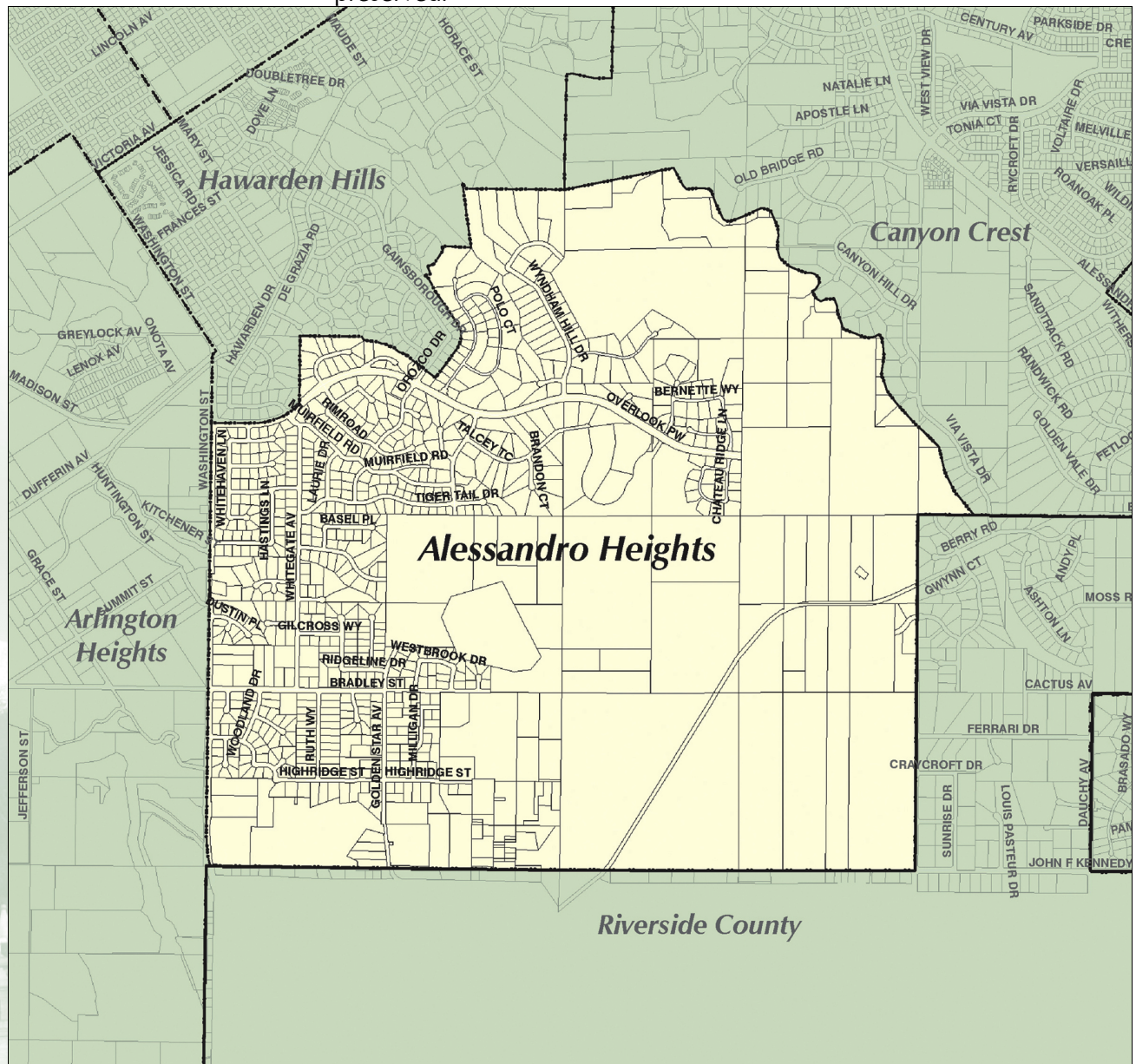
*"Minimizing Noise Impacts" - N-3.*



## LAND USE AND URBAN DESIGN ELEMENT

update, some of the plan's objectives particular to Alessandro Heights remain relevant to the community.

Although no land use changes are anticipated in the neighborhood through the end of this General Plan Update period, circulation-related changes are anticipated, including the eventual connection of the two ends of Overlook Parkway across the Alessandro Arroyo. While the Circulation and Community Mobility Element will address roadway planning for the entire City, special care will need to be taken to ensure that the natural assets of Alessandro Heights are protected and preserved.



**Alessandro Heights**





The objectives and policies listed below are specific to the Alessandro Heights Neighborhood. In addition, the Citywide objectives and policies in this Element are also applicable, as are all other City development Codes, Ordinances and development standards.

**Objective LU-3133:** Protect and preserve the natural features of Alessandro Heights while continuing to provide opportunities for residential development compatible with the natural environmental features of the area.

Policy LU-3133.1: Ensure that circulation improvements in and through the neighborhood are designed so as to minimally impact the natural qualities and features.

Policy LU-3133.2: Maintain the low-density, large-lot character of the neighborhood through appropriate zoning.

## ARLANZA

Arlanza is perhaps the City's most geographically diverse neighborhood. Arlanza contains a mix of nearly every type of land use found in Riverside. Arlanza's residential areas range from semi-rural homesites to high-density apartments. The neighborhood also has significant industrial development along Arlington Avenue (primarily what is known historically as the Rohr Property), as well as commercial development along the western edge of Van Buren Boulevard.

Amidst these developed uses, Arlanza has significant natural features. The Santa Ana River forms the neighborhood's northern edge; its southern edge is punctuated by rolling hillsides. Given this complexity, Arlanza faces several future planning challenges. While the preservation of industrial land is an important city-wide goal, Arlanza's industrial area is sandwiched between residential neighborhoods and lacks ready access to freeways and railways. Although industrial uses exist on the "Rohr" site as of 2004, should these uses cease in the future, the City will support efforts to redevelop the site with business/office park or mixed-use commercial/residential development. Portions of the commercial corridor along Van Buren Boulevard, particularly near Challen Avenue, present opportunities for higher-density residential and mixed-use development.

Special care will also be needed to remain sensitive to Arlanza's natural features. The area's southern hillsides (including the so-called "Twin Buttes") provide important visual landmarks for several neighborhoods. Consistent with City open space preservation objectives, particularly as

*For additional information and Objectives and Policies affecting the Arlanza Neighborhood see the following:*

*"Santa Ana River" - Introduction, LU-1, LU-2 and OS-7.*

*"Van Buren Boulevard" - LU-15 and CCM-1.4.*

*"Relationship to Nearby Airports" - LU-2122 and LU-2223.*

*"Preservation of Industrial Land" - LU-2324 and LU-2425.*

*"Airports" - CCM-11.*

*"Air Transportation" - PS-4.*

*"Minimizing Noise Impacts" - N-2.*





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set forth in Proposition R and Measure C, the City will pursue innovative approaches to balancing housing needs with other goals. Such approaches may include open space easements, cluster developments and similar mechanisms.



**Arlanza**

The Arlanza/La Sierra Community Plan, adopted by the City in 1978, contains a number of goals and policies intended to address the range



of different land uses and lifestyles in this area - an area which today comprises five City neighborhoods (Arlanza, La Sierra, La Sierra Acres, La Sierra Hills and La Sierra South). With respect to the contemporary Arlanza neighborhood, the 1978 Community Plan sought to improve the overall quality of life while balancing the sometimes competing needs of semi-rural, suburban and urban areas. Still-relevant goals and policies from the 1978 Community plan are reflected in the objectives and policies below, in Citywide land use and circulation objectives and policies, and in the Implementation Program for the General Plan.

The objectives and policies listed below are specific to the Arlanza Neighborhood. In addition, the Citywide objectives and policies in this Element are also applicable, as are all other City development Codes, Ordinances and development standards.

**Objective LU-3234:** Enhance and improve the Arlanza neighborhood and its quality of life through careful land use planning that both builds upon the neighborhood's historic development patterns of urban, suburban and semirural development while protecting and preserving the neighborhood's natural features.

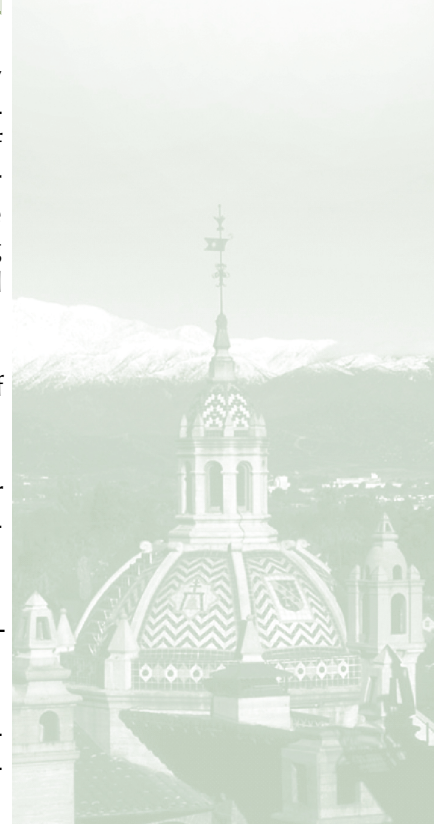
Policy LU-3234.1: Support continued industrial uses on the property historically known as the "Rohr" site, but if industrial uses should cease, support redevelopment of this area as master-planned business/office park or mixed-use development compatible with the surrounding Arlanza neighborhood, recognizing that significant rehabilitation and environmental restoration efforts likely precede reuse of this site.

Policy LU-3234.2: Discourage any further reduction in the amount of land designated for industrial use.

Policy LU-3234.3: Provide continued opportunities within Arlanza for a semi-rural lifestyle which includes animal husbandry.

Policy LU-3234.4: Encourage the proper development of areas changing from rural to semi-rural.

Policy LU-3234.5: Encourage the further development or redevelopment of blocks as a whole rather than on a piecemeal basis.







## LAND USE AND URBAN DESIGN ELEMENT

Policy LU-3234.6: Encourage infill development of single family residences as appropriate. *(Also see Policy LU-8.2)*

### ARLINGTON



**Arlington**

Arlington, one of Riverside's oldest neighborhoods, retains a village character that harkens back to the community's founding before its incorporation as part of the City. Magnolia Avenue forms the neighborhood's backbone, with Arlington Village at Van Buren Boulevard serving as the neighborhood's heart. Most of Arlington's residential areas lie north of the Village.

As the traditional downtown of Arlington Village has aged, the district has faced challenges to its economic health, including competition from



larger-scale retail operations both in and outside of Riverside. In response, the City has taken steps toward revitalizing this unique and historically significant area.

The objectives and policies listed below are specific to the Arlington Neighborhood. In addition, the Citywide objectives and policies in this Element are also applicable, as are all other City development Codes, Ordinances and development standards.

**Objective LU-3335:** Maintain Arlington's sense of community through careful and coordinated planning that builds upon the neighborhood's key assets and reinforces its historic development patterns.

Policy LU-3335.1: Focus commercial development at major intersections, discouraging “strip” commercial development.

Policy LU-3335.2: Maintain Arlington's existing grid street system.

Policy LU-3335.3: Encourage the maintenance of Arlington’s large residential lot areas.

**Objective LU-3436:** Restore, strengthen and maintain the unique community character and identity of the Arlington Neighborhood.

Policy LU-3436.1: Conserve the residential character of the existing residential neighborhoods as traditional single-family neighborhoods.

Policy LU-3436.2: Preserve Magnolia Avenue’s historic character.

Policy LU-3436.3: Encourage lot consolidation, driveway consolidation, shared parking and frontage on Magnolia Avenue for meaningful, coordinated mixed-use and commercial projects that contribute to an attractive streetscape.

Policy LU-3436.4: Enhance the appearance of the Arlington gateway at the intersection of Van Buren Boulevard and the 91 Freeway.

*For additional information and Objectives and Policies affecting the Arlington Neighborhood see the following:*

*“Magnolia Avenue/Market Street” – LU-12 and CCM-3.*

*“Van Buren Boulevard” – LU-15 and CCM-1.4.*

*“Shared Parking on Magnolia Avenue” – CCM-13.4.*

*“Relationship to Nearby Airports” – LU-2122 and LU-2223.*

*“Airports” – CCM-11.*

*“Air Transportation” – PS-4.*

*“Minimizing Noise Impacts” – N-2.*







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Policy LU-~~34~~36.5: Provide sufficient parking while also maintaining the pedestrian environment.

Policy LU-~~34~~36.6: Expand and improve Arlington Park to create a major public space in the Arlington Neighborhood.

Policy LU-~~34~~36.7: Except as superceded by policies in this General Plan 2025, the Magnolia Avenue Specific Plan and the updated Zoning Code, the guidelines contained in the 2001 Arlington Community Plan remain applicable.

*Vision Statement for the 2001 Arlington Community Plan: "Restore, strengthen and maintain Arlington's unique character as a community of primarily single family homes centered around a dense, pedestrian oriented commercial, institutional and cultural center reflective of the Community's heritage." The entire Community Plan can be read on the City's website: [www.riversideca.gov](http://www.riversideca.gov).*

### **Objective LU-~~35~~37: Spur the economic revitalization of the Arlington Neighborhood.**

Policy LU-~~35~~37.1: Aggressively pursue economic revitalization, while preserving and restoring Arlington's historic village-like character and pedestrian scale.

Policy LU-~~35~~37.2: Encourage a strong, cooperative working relationship between the City and the Arlington business community.

Policy LU-~~35~~37.2: Encourage a strong, cooperative working relationship between the City and the Arlington business community.

Policy LU-~~35~~37.3: Take a leadership role in helping Arlington maintain a business improvement district.

Policy LU-~~35~~37.4: Support and encourage the redevelopment of the Magnolia Avenue corridor with mixed use development as shown on LU-~~9~~10, Land Use Policy Map.

*For additional information and Objectives and Policies affecting the Arlington Heights Neighborhood see the following:*

*"Hillsides" – LU-3 and LU-4.*

*"Arroyos" – LU-5.*

*"Greenbelt and Agricultural Uses" – LU-6.*

*"Victoria Avenue" – LU-13, CCM-2.14 and CCM-4.3.*

*"Van Buren Boulevard" – LU-15 and CCM-1.4.*

*"Relationship to Nearby Airports" – LU-~~21~~22 and LU-~~22~~23.*

*"Airports" – CCM-11.*

*"Air Transportation" – PS-4.*

*"Minimizing Noise Impacts" – N-3.*

*"Rescind Victoria Avenue Specific Plan" – LU-~~28~~11 30.10.*

## ARLINGTON HEIGHTS

The City's citricultural heritage lives on in Arlington Heights, the heart of Riverside's greenbelt, in rows of viable orange groves, in the Citrus State Historic Park and, as a more contemporary development, within nurseries. Intensive agricultural development of the area was initially made possible by the Gage Canal, completed in 1890, which utilized gravity flow in drawing down water from the Santa Ana River. Agricultural uses in the area continue to use Gage Canal water into the twenty-first century.

## LAND USE AND URBAN DESIGN ELEMENT



Arlington Heights is well known for Victoria Avenue, a street of both natural and cultivated beauty; a horticulturalist's delight. Studded with fragrant red ragged robin roses, pepper and eucalyptus trees and its signature palm trees, Victoria Avenue is a showcase street that many consider the pride of the City, if not of the entire region. Victoria Avenue is listed in the National Register of Historic Places. In 2003, the City formed the Victoria Avenue Subcommittee to study policies for the preservation of this important resource. As noted in the Victoria Avenue section of this Land Use Element, this General Plan includes policies toward the creation of a protective Victoria Avenue Overlay Zone as well as the designation of Victoria Avenue as a linear City park.



Once devoted almost solely to citriculture, tracts within Arlington Heights have been increasingly developed with very-low-density residential uses (no more than one dwelling unit per five acres) – so





## LAND USE AND URBAN DESIGN ELEMENT

called “gentleman farms.” In many cases, agricultural pursuits – particularly the citriculture that is so closely identified with the City's history - have tended to fade away when land is put into residential use, even at a very low intensity. As such, an ongoing goal for this neighborhood will be to seek ways to preserve the City's historic agricultural flavor while at the same time allowing for residential uses consistent with provisions of Proposition R and Measure C.

The City adopted an Arlington Heights Community Plan in 1979, which covered an area larger than the contemporary Arlington Heights neighborhood. The primary focus of this Community Plan was the long-term preservation of the area's cultural/agricultural, historic and environmental amenities. Relevant goals and policies from the 1979 Community Plan are reflected in this General Plan as appropriate.

The objectives and policies listed below are specific to the Arlington Heights Neighborhood. In addition, the Citywide objectives and policies in this Element are also applicable, as are all other City development Codes, Ordinances and development standards.

**Objective LU-3638:** Preserve and enhance Arlington Heights' major cultural-historical and environmental amenities, including citriculture, arroyos, hillsides, Victoria Avenue and the Gage Canal, while providing opportunities for residential development that is sensitive to the neighborhood's heritage.

Policy LU-3638.1: Use a combination of land acquisition and regulatory approaches, potentially including cluster development, to preserve agricultural land and open space.

Policy LU-3638.2: Encourage property owners to preserve citrus groves through the development of proactive programs.

**Objective LU-3739:** Provide citywide access to and use of Arlington Heights' cultural and environmental amenities.

Policy LU-3739.1: Ensure that Victoria Avenue and its cross streets remain accessible to a wide variety of users, emphasizing pedestrian and bicycle access as well as automotive use.





## ARLINGTON SOUTH

Arlington South includes a range of land uses between SR-91 and historic Victoria Avenue. At its northern end, the neighborhood contains extensive commercial and industrial development along the freeway and in the vicinity of the Van Buren Boulevard/Indiana Avenue intersection. The southern portion features medium-density residential areas that transition into the City's greenbelt south of Victoria Avenue.



With most of the neighborhood developed, key issues for the neighborhood in the future focus on preserving residential neighborhood character, maintaining and enhancing the viability of its industrial properties and ensuring quality commercial development and uses. In



## LAND USE AND URBAN DESIGN ELEMENT

2001, the City adopted a revised Arlington Community Plan, which emphasizes improvement of the Village and Magnolia/Van Buren corridors and the overall economic revitalization and attention to surrounding residential neighborhoods. The Plan covered both the Arlington and Arlington South neighborhoods. The bulk of the Arlington Community Plan will continue to serve as a detailed statement of policy goals for the neighborhood to further General Plan objectives and policies. Relevant goals and policies from the 2001 Community Plan are reflected in this General Plan as appropriate. The objectives and policies listed below are specific to the Arlington South Neighborhood. In addition, the Citywide objectives and policies in this Element are also applicable, as are all other City development Codes, Ordinances and development standards.

**Objective LU-3840:** Reinforce Arlington South's historic development patterns, conserving the predominant single family residential character.

Policy LU-3840.1: Concentrate commercial uses around the Van Buren/Indiana intersection, encouraging noncommercial uses elsewhere.

Policy LU-3840.2: Encourage owners of industrial properties to keep those properties in industrial use in a manner that benefits the community as a whole.

Policy LU-3840.3: Invest in programs that preserve a range of housing opportunities within the Arlington South neighborhood.

Policy LU-3840.4: Maintain and extend Arlington South's residential gridded street system where possible and preserve the existing residential character as a traditional single family neighborhood.

Policy LU-3840.5: Except as superceded by policies in this General Plan 2025, the Magnolia Avenue Specific Plan and the updated Zoning Code, the guidelines contained in the 2001 Arlington Community Plan remain applicable.

**Objective LU-3941:** Spur the economic revitalization of the neighborhood.

*Vision Statement for the 2001 Arlington Community Plan: "Restore, strengthen and maintain Arlington's unique character as a community of primarily single family homes centered around a dense, pedestrian oriented commercial, institutional and cultural center reflective of the Community's heritage." The entire Community Plan can be read on the City's website: [www.riversideca.gov](http://www.riversideca.gov).*





Policy LU-~~39~~41.1: Encourage a strong, cooperative working relationship between the City and the Arlington South business community.

Policy LU-~~39~~41.2: Ensure that commercial properties are well maintained and compatible with adjacent residential land uses.

## CANYON CREST

Like many of Riverside's neighborhoods, Canyon Crest once played an important role in the City's citricultural history. More than 200 acres of the neighborhood once served as the Monte Vista Nursery, where citrus stock was propagated and cultivated, supplying growers in the historic Southern California citrus belt which once extended from Riverside all the way west to Pasadena. While citrus-related uses may have disappeared from the area, Canyon Crest, even in its contemporary developed state, retains a natural feel, as evidenced in the neighborhood's rolling topography and the mature landscaping of its residential and commercial areas. Furthering its natural character, Canyon Crest wraps around Sycamore Canyon Wilderness Park.

The heart of the developed neighborhood is the Canyon Crest Town Center, whose shopping, restaurant and service businesses cater to both residents and nearby UCR students and faculty. Medium and medium-high density residential development, including many condominium complexes, are within walking distance of the Town Center.

Just off the northeast corner of Sycamore Canyon Park, the Canyon Crest neighborhood includes the Sycamore Highlands Specific Plan<sup>3</sup> area. Bridging an area between Sycamore Canyon Park and the I-215/60 Freeway, most of the Specific Plan area is designated for residential development, with lowest density uses to the west, gradually changing to higher density, moving easterly, with greater distance from the park.

Nearly all of the land in Canyon Crest is either developed or planned for development via the Sycamore Highlands Specific Plan. Given its location in between the SR-91 and I-215 Freeways, the neighborhood's local streets are impacted by through-traffic drivers seeking to avoid freeway congestion.

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*For additional information and Objectives and Policies affecting the Canyon Crest Neighborhood see the following:*

*"Arroyos" – LU-5.*

*"Overlook Parkway" – LU-17 and CCM-4.*

*"Canyon Crest Drive" – LU-18.*

*"Berry Road and Barton Street" – CCM-2.12.*

*"Relationship to Nearby Airports" – LU-~~21~~22 and LU-~~22~~23.*

*"Airports" – CCM-11.*

*"Air Transportation" – PS-4.*

*"Minimizing Noise Impacts" – N-3.*

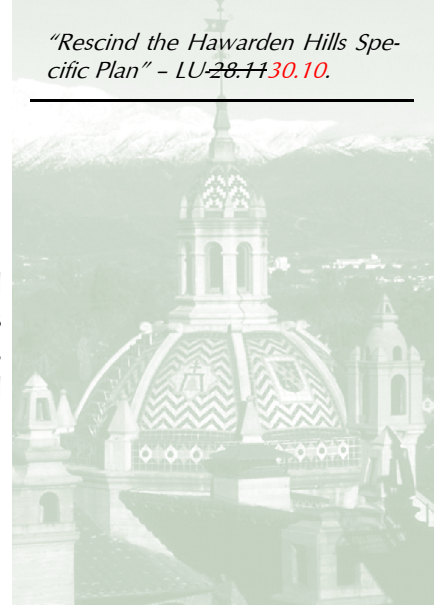
*"Rescind the Hawarden Hills Specific Plan" – LU-~~28~~1130.10.*

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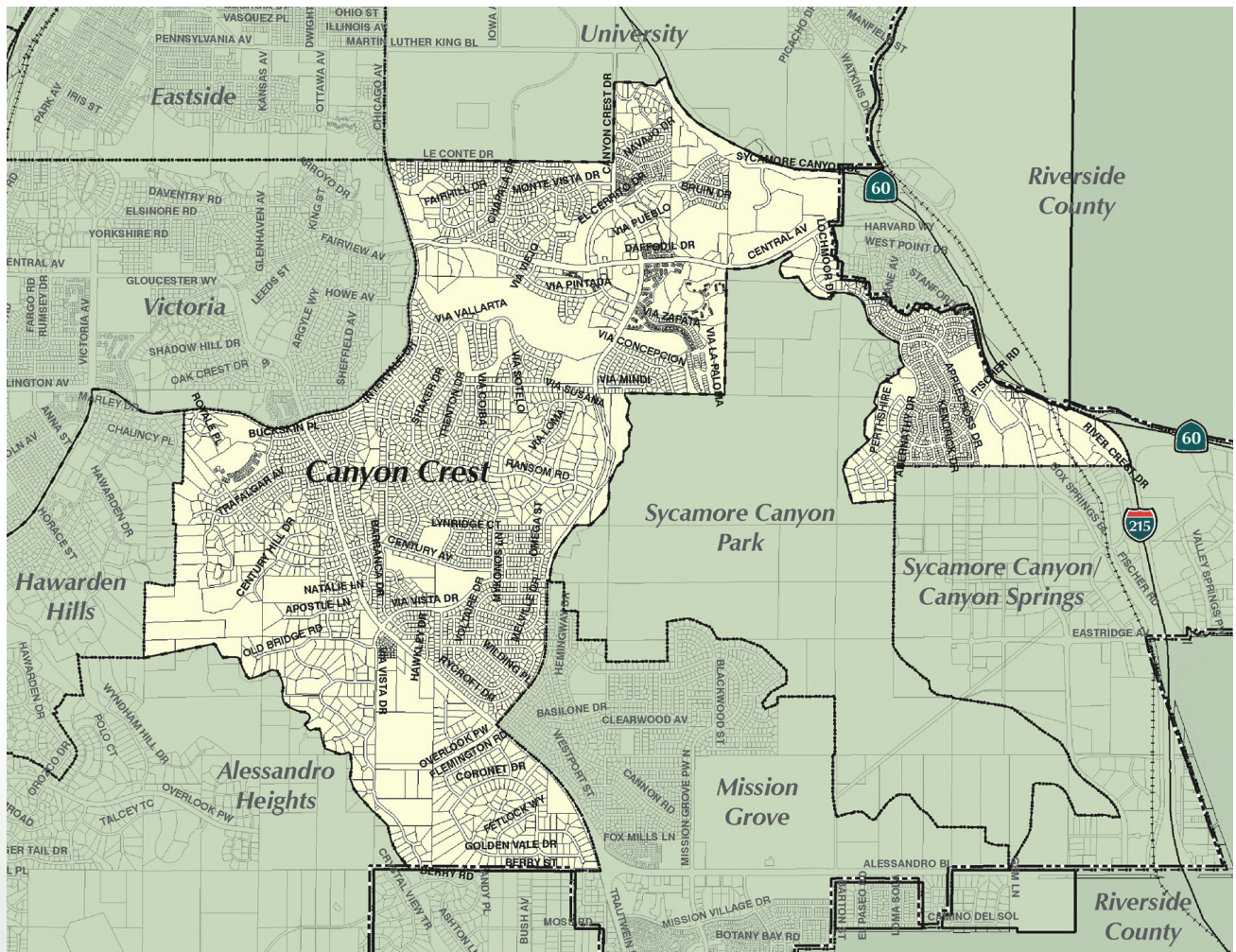
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<sup>3</sup>This was formerly known as the "Lusk Highlander Specific Plan."





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**Canyon Crest**

The objectives and policies listed below are specific to the Canyon Crest Neighborhood. In addition, the Citywide objectives and policies in this Element are also applicable, as are all other City development Codes, Ordinances and development standards.

**Objective LU-4042:** Maintain the diverse and lively character of Canyon Crest's residential and commercial areas.

**Policy LU-4042.1:** Implement the Sycamore Highlands Specific Plan in a manner that retains as many of the land's natural and physical attributes as possible.

**Policy LU-4042.2:** Support efforts of the Canyon Crest Town Center to diversify its commercial offerings.





Policy LU-4042.3: Encourage the ongoing maintenance of the neighborhood's multi-family developments.

Just off the northeast corner of Sycamore Canyon Park, the Canyon Crest neighborhood includes the Sycamore Highlands Specific Plan<sup>4</sup> area. Bridging an area between Sycamore Canyon Park and the I-215/60 Freeway, most of the Specific Plan area is designated for residential development, with lowest density uses to the west, gradually changing to higher density, moving easterly, with greater distance from the park.

### CASA BLANCA

From its roots as a citrus colonia established by Mexican immigrants during the City's agricultural heyday, the Casa Blanca neighborhood is known contemporarily for being family-oriented, strong-knit and largely residential in character. The neighborhood features many single-family homes exemplifying early twentieth century styles, particularly California Craftsman. In addition to the predominant residential component, Casa Blanca has a blend of commercial and industrial development along Indiana Avenue and Jefferson Street.

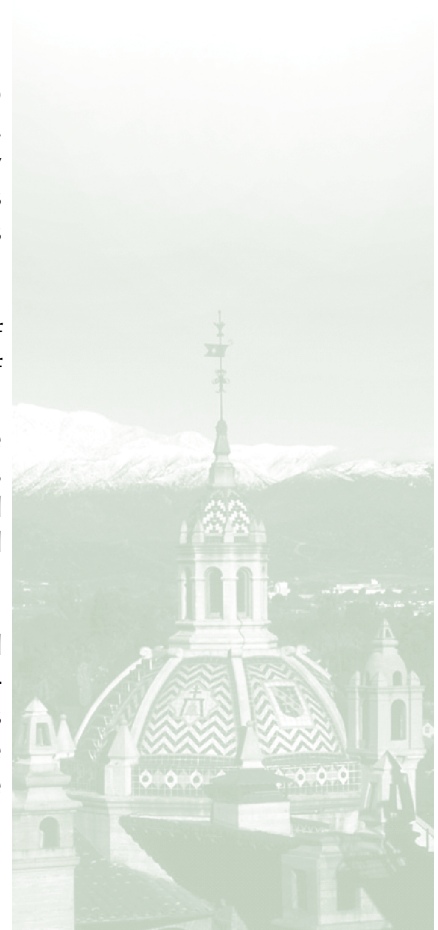
Casa Blanca's residents and the City have invested significant effort to improve the physical and economic conditions in the neighborhood. Residents have organized themselves through several active community organizations, whose activities led to the creation of one of the City's first Community Plans in 1974. The Community Plan set forth a series of land use, economic development and social goals and objectives.

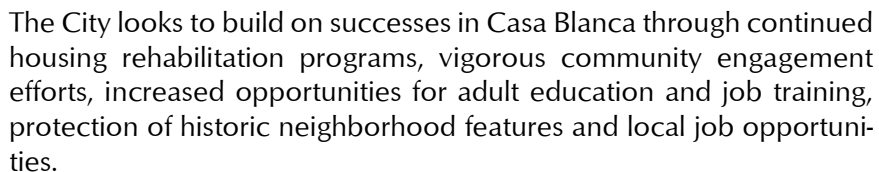
The Plan was updated in 1987; this update included an expansion of the planning area. The Community Plan included a number of recommendations for rezoning, which have largely been completed, but was primarily devoted to preserving, protecting and enhancing the neighborhood's single family character. Still-relevant goals and policies from the 1987 Community Plan are reflected in the objectives and policies below, in Citywide land use and circulation objectives and policies, and in the Implementation Program for the General Plan.

To further encourage investment in the neighborhood, the City adopted a redevelopment plan for Casa Blanca. The Casa Blanca Redevelopment Area encompasses almost the entire neighborhood, as well as portions of Presidential Park and the Riverside Auto Center to the southwest and a very small portion of the Victoria neighborhood on the northeast side of Mary Street.

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<sup>4</sup>This was formerly known as the "Lusk Highlander Specific Plan."





The objectives and policies listed below are specific to the Casa Blanca Neighborhood. In addition, the Citywide objectives and policies in this Element are also applicable, as are all other City development Codes, Ordinances and development standards.





**Objective LU-4143:** Perpetuate the development and redevelopment of Casa Blanca as a single-family residential community, providing decent housing in a price range affordable for ownership by present residents and future families.

- Policy LU-4143.1: Promote affordable infill development of new single-family homes on vacant or underutilized parcels planned and zoned for such use.
- Policy LU-4143.2: Maintain a partnership between community representatives and City government in order to assure that Neighborhood goals are attained.

**Objective LU-4244:** Improve the quality and economic viability of Casa Blanca's commercial areas by providing for orderly, distinctive commercial development that keeps within the special character and needs of Casa Blanca.

- Policy: LU-4244.1: Minimize incompatibilities between commercial and industrial development and single-family residences.
- Policy LU-4244.2: Provide incentives to attract clean commercial and development to Casa Blanca's industrial areas, while minimizing incompatibilities with single-family residences.
- Policy LU-4244.3: Continue improving the neighborhood's street system.
- Policy LU-4244.4: Encourage development of uses serving the entire City in the commercially designated area located along Madison Street between the Riverside Freeway and the AT&SF Railroad in the vicinity of the Madison Street/Indiana Avenue intersection.
- Policy LU-4244.5: Encourage development of neighborhood oriented uses in the commercially designated area located along Madison Street between Peters Street and Evans Street.

*For additional information and Objectives and Policies affecting the Casa Blanca Neighborhood see the following:*

*"Victoria Avenue" – LU-13, CCM-2.14 and CCM-4.3.*

*"Relationship to Nearby Airports" – LU-2422 and LU-2223.*

*"Preservation of Industrial Land" – LU-2324 and LU-2425.*

*"Airports" – CCM-11.*

*"Air Transportation" – PS-4.*

*"Minimizing Noise Impacts" – N-3.*

*"Rescind Victoria Avenue Specific Plan" – LU-28.11 30.10.*





## LAND USE AND URBAN DESIGN ELEMENT

**Objective LU-4345:** Improve Casa Blanca's existing industrial areas, while encouraging new industrial development that does not result in the degradation of air, noise, or water quality or generate other negative environmental impacts such as hazardous wastes.

Policy: LU-4345.1: Encourage the revitalization of deteriorated or underutilized industrial areas with high-quality, new labor intensive industrial development that minimizes potential incompatibilities with residential development.

Policy LU-4345.2: Encourage the elimination of deteriorated industrial structures, relocation of industrial uses located outside of identified industrial areas, and beautification of existing industrial development in industrial areas.

**Objective LU-4446:** Provide modern, effective public support facilities within the Casa Blanca Neighborhood and establish a partnership between community representatives and the City to attain the Neighborhood's shared goals.

Policy LU-4446.1: Continue the City's support of existing community centers, namely Villegas Park and the Casa Blanca Library.

Policy LU-4446.2: Continue current efforts through the City's Office of Neighborhoods and Redevelopment Agency to solicit broad community input into City actions affecting the Casa Blanca Neighborhood.

### DOWNTOWN

Downtown Riverside is more than just the heart of the City; it is also the cultural and urban hub of the Inland Empire. No other downtown in the Inland Empire has the diversity offered by Downtown Riverside in so compact an area. With its grid street pattern originally laid out in 1870 — long before the widespread advent of the automobile — Downtown retains a distinct historic and walkable character reminiscent of older California cities like Santa Barbara and Pasadena.